# Tualatin Planning Commission

**MINUTES OF December 16, 2021**

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| **TPC MEMBERS PRESENT:** | **STAFF PRSENT:** |
| William Beers, Chair | Steve Koper |
| Zach Wimer, Commissioner | Lindsey Hagerman |
| Janelle Thompson, Commissioner | Keith Leonard |
| Randall Hledik, Commissioner |  |
|  | **GUESTS:** |
| **TPC MEMBERS ABSENT:** |
| Daniel Bachhuber, Commissioner | Frank Angelo |
| Ursula Kuhn, Commissioner | Matt Hughart |

**CALL TO ORDER AND ROLL CALL:**

Chair Beers called the meeting to order at 6:30 p.m. Roll call was taken.

**ACTION ITEMS:**

1. **The Planning Commission is asked to make a recommendation to the City Council on a request for a Plan Map Amendment (PMA) from Medium Low Residential (RML) to Medium High Density Residential (RMH) for the existing Tualatin Heights Apartments**

Mr. Keith Leonard, Associate Planner, presented the Plan Map Amendment (PMA) from Medium Low Residential (RML) to Medium High Density Residential (RMH) for the existing Tualatin Heights Apartments. He went through the proposal, location, zoning, conceptual re-development, code for criteria, and TPR compliance. Mr. Leonard recommends the applicant be required to provide a condition of development as part of the amendment and make the improvements identified as deficient prior to approval of an architectural review application when adding dwelling units to the site.

Mr. Steve Koper, Assistant Community Development Director gave detail regarding the north bound right turn late at Sagert and Boones Ferry failing with or without the zone change. He explained the applicant found a system deficiency within the city. Mr. Koper stated the City plans on adding this to the five year CIP for funding. Mr. Leonard stated staff recommends the Planning Commission forward a recommendation of approval of the proposed Plan Map Amendment (PMA 21-0001) to the City Council.

Chair Beers asked if this out of zone could be a part of the minimum density. Mr. Leonard stated maximum density would be 10 acres and construction of 15 dwelling units. Mr. Koper answered this would be a non-conforming situation. He explained the code changes and shared examples of non-conforming situations.

Commissioner Thompson asked if future developments were taken into consideration during the traffic report study. Mr. Koper deferred to the applicant.

Mr. Frank Angelo, Angelo Planning Group, shared background on the property which included zoning information, comparison of zones, the existing site plan, the conceptual site plan, and the need for multi-family housing. He stated the zoning change will allow Tualatin Heights to provide an additional 116 units of multi-family housing. Mr. Matt Hughart, Kittleson Associate, gave an overview of the traffic impact study stating the proposed rezone would allow a higher density of housing units creating the potential to generate a greater number of daily vehicle trips compared to the existing conditions.

Mr. Angelo stated they will work with city staff on concerns around Sagert Street and Boones Ferry Road. He emphasized the plans shared are concept plans at this time.

Commissioner Hledik shared concerns with parking deficiencies. He asked if parking requirements are mandated by the City or Metro. Mr. Koper stated the city minimum parking requirements are in line with Metro parking. He mentioned there is a current effort with the state to reduce parking minimums.

Commissioner Thompson asked if it is true that Tualatin Heights only allows one parking stall per residence and charges for additional parking spaces. Mr. Hughart stated yes that is the case.

Commissioner Thompson asked if garages are part of the conceptual plan. She shared concerns with their being fewer parking spaces available.

Chair Beers shared he called a number of apartment complexes to find out their parking policies in Tualatin.

Mr. Koper shared current parking trends for developments. Mr. Jon McGrew, applicant representative, stated garages are required but not included in part of the parking requirements.

Chair Beers asked about garage parking fees and the impact they have on the current community. Mr. Angelo answered that currently the property company plans on charging $25 fee for a parking space. Mr. McGrew spoke about parking issues as well. Mr. Koper shared the possibility of the city establishing a parking permit program for residents.

Commissioner Wimer asked about the timeline for updating the intersection. Mr. Koper stated they staff will put the project on the five year CIP as there is not an identified funding source.

Commissioner Thompson wants to keep an eye on traffic issues on Boones Ferry and potentially analyze it in the future. She asked if the school district had received any public comment. Mr. Koper stated they are not aware of any feedback from the school district.

Commissioner Thompson asked how they notify current residents of the potential construction. Mr. McGrew stated they have a proposed plan to relocate current residents into available apartments on site.

Commissioner Ledik asked about diversity and affordable housing what is being provided. Mr. Leonard spoke about the wording in the findings and how there is no grantee of this being affordable housing.

Chair Beers made the motion to recommend to adopt PMA21-0001 with adjustment of findings to all income levels to change it to all diversity types. Commissioner Hledik seconded the motion. MOTION PASSED 4-0

**COMMUNICATION FROM STAFF:**

Mr. Koper noted the Missing Middle Code Amendments was passed by City Council on December 13, 2021. Mr. Koper shared his appreciation for the Commissioners and their work on projects this year.

**ADJOURNMENT**

MOTION by Commissioner Thompson adjourned the meeting at 8:00 p.m. SECONDED by Chair Beers.